



GRASSROOTS
REALTY GROUP

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2016 46 Street SE
Calgary, Alberta

MLS # A2327991



\$588,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher in Basement Suite

THIS IS IT! Ideal turnkey rental 5 bed/2 bath bungalow on a large lot, zoned RCG, with a legal suite, on a quiet street, perfect for investors or as a mortgage helper for first time buyers. The spacious main floor features large sunny windows, fresh paint & baseboards throughout, newer luxury vinyl plank flooring, updated white kitchen, 3 bedrooms & 4 pc bath. The lower level legal suite features low maintenance luxury vinyl plank throughout, a good sized main living area & kitchen, 2 bedrooms and a updated 4 pc bath. Other improvements include a newer vinyl glass slider upstairs, newer roof (2014), new eavestroughs (2026), furnace (2018) & hot water tank (2017), checking off some major components. The property is close to shopping, schools & playgrounds and a quick drive to the natural beauty & trails of Elliston Park. Don't miss this great opportunity! Book your showing today!